



August 16, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Chairperson Hall
Invocation	Brett McGuire
Pledge of Allegiance	Dean Thompson
Quorum	Chairperson Hall
Approval of Minutes for August 2, 2007	Chairperson Hall
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairperson Hall

Old Business

Preliminary Plat	Staff
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New Business

Final Plat	Staff
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1. **Highgrove at Williamsburg Phase VI-B**, Hardy McManus Road, Zoned R-1 RCO and R-2 RCO, 52 lots, 26.20 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
2. **Kiokee Ridge Section IV, Phase II**, Bent Creek Drive, Zoned R-A, 2 lots, 10.09 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
3. **Woodlief IV**, Wells Drive, Zoned R-1 RCO, 49 lots, 33.23 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]

Preliminary Plat	Staff
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Rezoning	Staff
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Staff Comments	Staff
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Public Comments	Chairperson Hall
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Adjourn	Chairperson Hall
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August 16, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: August 2007 / September 2007

Board/Commission	Date	Time	Location
Planning Commission	August 16, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	August 21, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	August 28, 2007	8:00 AM	Evans Government Center Auditorium
Board of Commissioners	September 4, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	September 6, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	September 18, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	September 20, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	September 24, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, September 4, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, August 31, 2007 to place their name on the agenda for presentation.

Highgrove at Williamsburg – Phase VI-B

Aerial

Site



Hardy McManus
Road



Washington
Road



Halali Farm
Road





FINAL PLAT

HIGHGROVE AT WILLIAMSBURG VI-B

Property Information

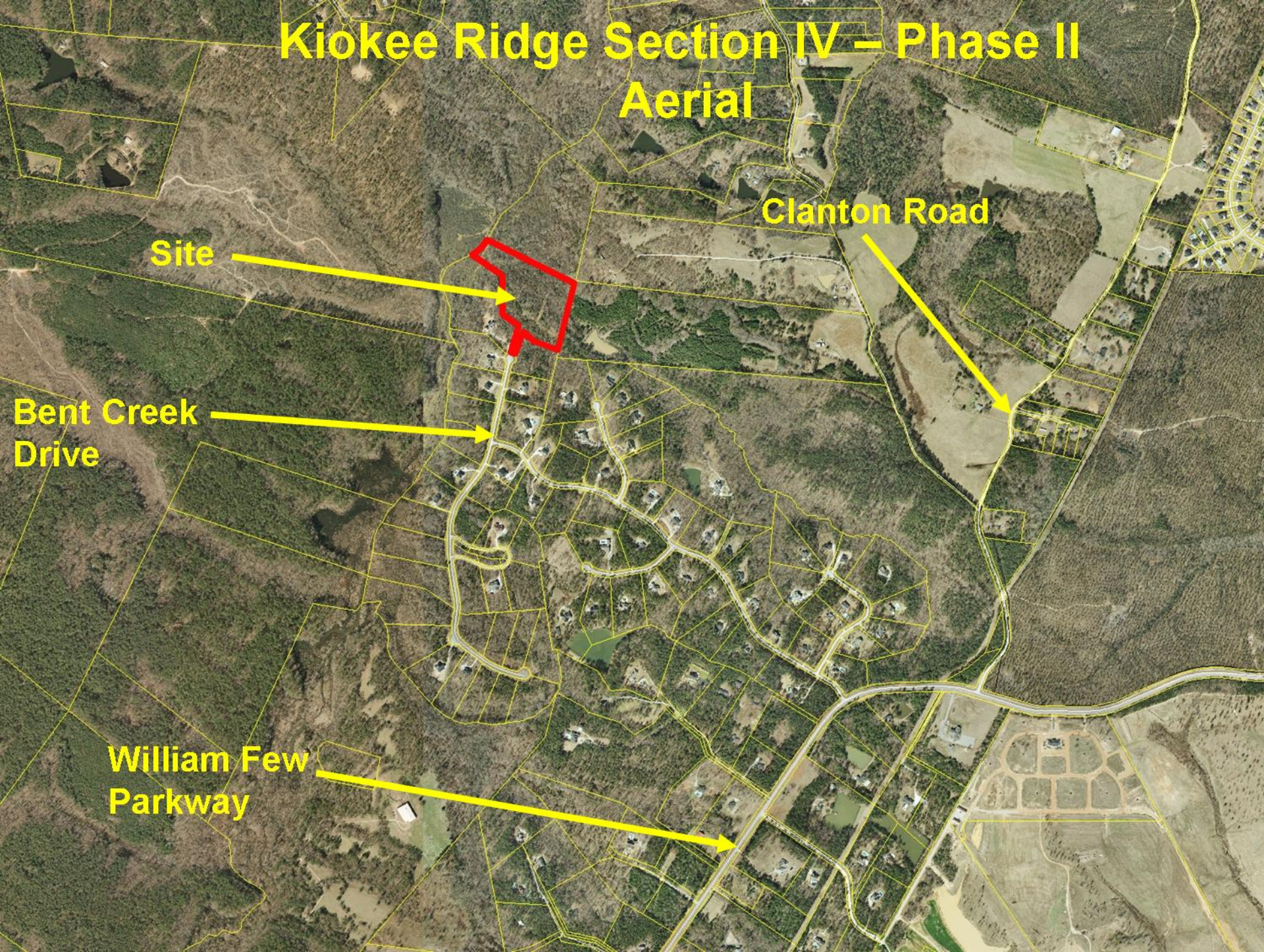
Subdivision Name	Highgrove at Williamsburg VI-B
Location/address	Hardy McManus Road
Development Acreage	26.20 acres
Number of lots/units	52 lots (1.98 lots per acre)
Zoning	R-1 RCO and R-2 RCO (Single Family Residential with a Residential Cluster Overlay)
Engineer/Surveyor	Cranston
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Williamsburg, LLC., seeks final plat approval for Highgrove at Williamsburg Phase VI-B located on Hardy McManus Road. This section of the development contains 52 lots on 26.20 acres for an average of 1.98 lots per acre. The property is zoned R-1 RCO and R-2 RCO (single family residential with a residential cluster overlay). The plat has received the necessary approvals with changes to be made to the plat and in the field before its release for sale of lots. A few sewer manholes must be raised prior to a final inspection in the field. Approval is contingent upon completion of all fieldwork and BOC acceptance of improvements at the August 21, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements with all staff conditions included.**

Kiokee Ridge Section IV – Phase II Aerial



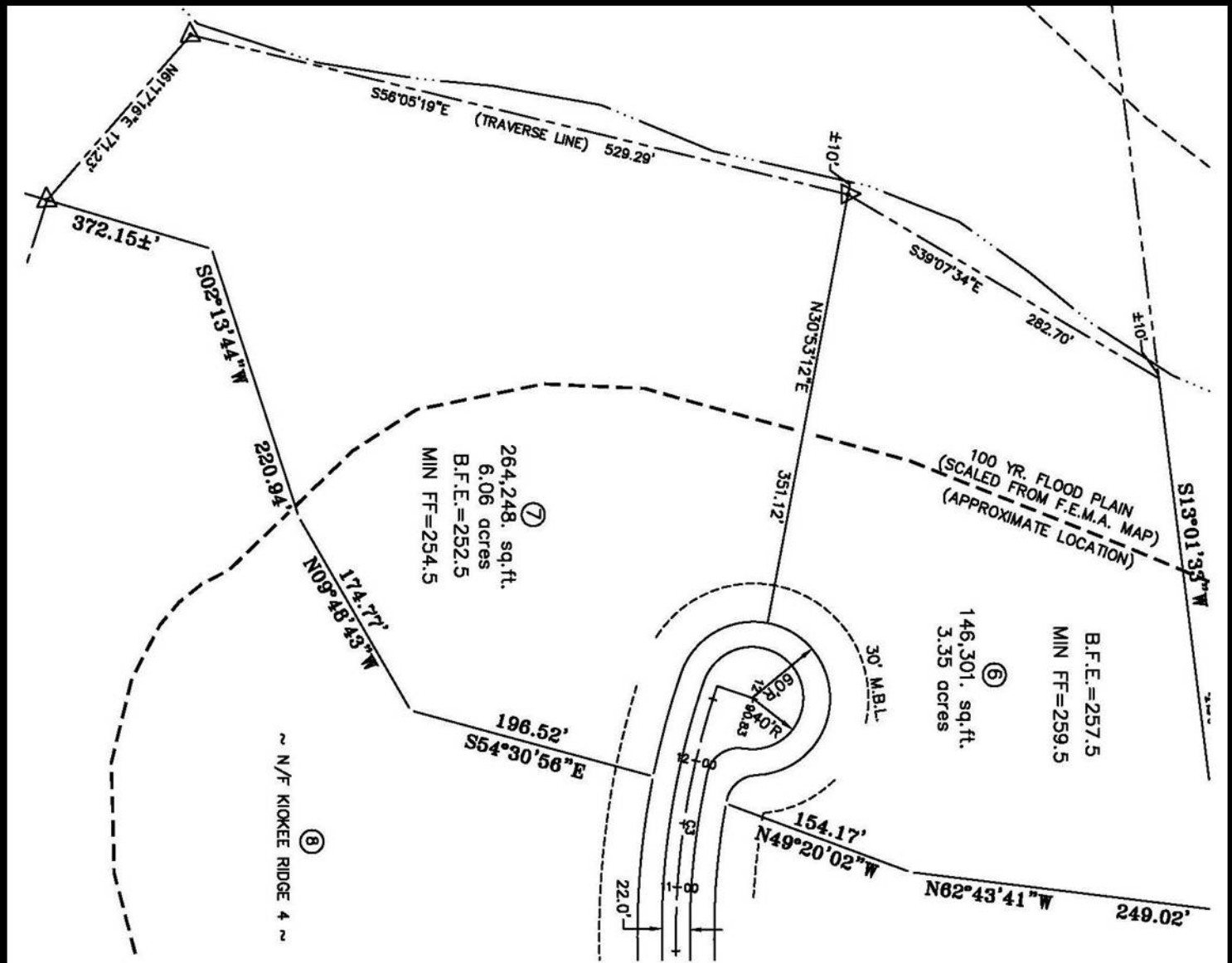
Site

Clanton Road

Bent Creek
Drive

William Few
Parkway

Kiokee Ridge Section IV – Phase II Site Plan





FINAL PLAT

KIOKEE RIDGE SECTION IV, PHASE II

Property Information

Subdivision Name	Kiokee Ridge Section IV, Phase II
Location/address	Bent Creek Drive
Development Acreage	10.09 acres
Number of lots/units	2 lots (5.05 acres per lot)
Zoning	R-A (Residential Agricultural)
Engineer/Surveyor	Swift
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Steve Brown, seeks final plat approval for Kiokee Ridge Section IV, Phase II located on Bent Creek Drive. This section of the development contains 2 lots on 10.09 acres for an average of 5.05 acres per lot. The property is zoned R-A (residential agricultural). The plat has received the necessary approvals with changes to be made to the plat before its release for sale of lots. A private right-of-way is being reserved for access to future development, and this right-of-way must be improved to County standards at such time when any further platting of lots is sought by the developer. Approval is contingent upon completion of all fieldwork and BOC acceptance of improvements at the August 21, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements with all staff conditions included.**

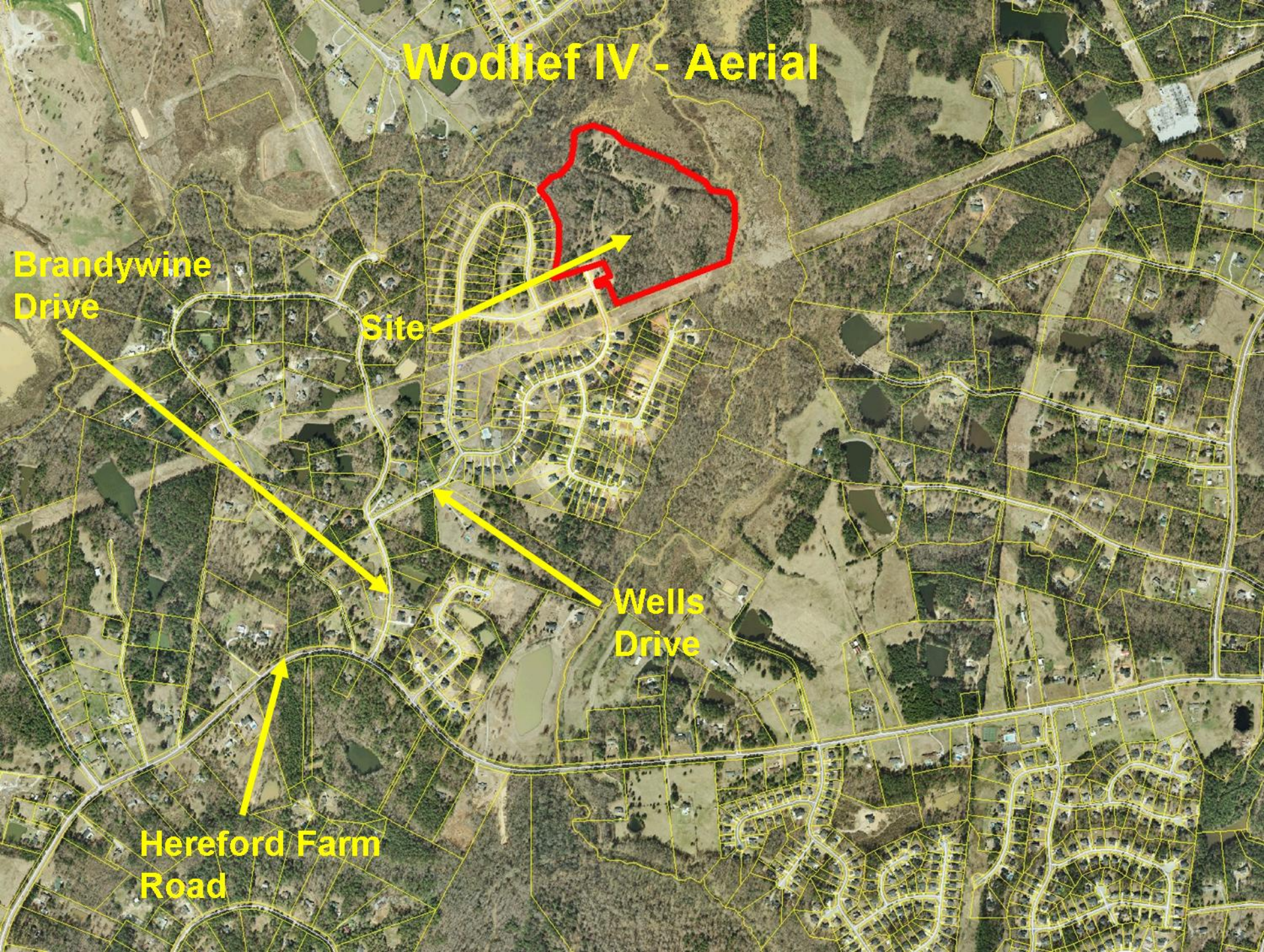
Wodlief IV - Aerial

Brandywine
Drive

Site

Wells
Drive

Hereford Farm
Road



Woodlief IV

Final Plat



FINAL PLAT

WOODLIEF IV

Property Information

Subdivision Name	Woodlief IV
Location/address	Wells Drive
Development Acreage	33.23 acres
Number of lots/units	49 lots (1.47 lots per acre)
Zoning	R-1 RCO (Single Family Residential with a Residential Cluster Overlay)
Engineer/Surveyor	Swift
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Regis Development Company, Inc., seeks final plat approval for Woodlief IV located on Wells Drive. This section of the development contains 49 lots on 33.23 acres for an average of 1.47 lots per acre. The property is zoned R-1 RCO (single family residential with a residential cluster overlay). The plat has received the necessary approvals with changes to be made to the plat and in the field before its release for sale of lots. A storm line has to be installed, and a temporary sediment basin must be removed. Approval is contingent upon completion of all fieldwork and BOC acceptance of improvements at the August 21, 2007 meeting. Also, no building permit shall be issued for lots containing a temporary sediment basin until the sediment basin is removed and permanent storm sewer is installed and approved by Columbia County engineering.

Staff recommends **approval contingent upon BOC acceptance of improvements with all staff conditions included.**